



# TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

## Guide Price £320,000 - £340,000



## 5 Lapwing Close, Eastbourne, BN23 7RX

\*\*\*GUIDE PRICE £320,000 - £340,000\*\*\*

Refurbished to a high standard throughout, this most impressive semi detached bungalow on the Birds Estate has two double bedrooms and features an impressive sitting/dining room that opens onto landscaped rear gardens which enjoy a pleasant South Westerly aspect. This room adjoins a well appointed open plan kitchen/breakfast room and a stylish shower room/wc has also been added. New carpets extend throughout and the bungalow also boasts a new boiler and some replacement double glazing. Being sold CHAIN FREE, Langney shopping centre is within close walking distance.



[www.town-property.com](http://www.town-property.com)



[info@town-property.com](mailto:info@town-property.com)

5 Lapwing Close,  
Eastbourne, BN23 7RX

**Guide Price**  
**£320,000 - £340,000**

## Main Features

- Newly Refurbished Semi Detached Bungalow
- 2 Double Bedrooms
- Sitting/Dining Room
- Open Plan Kitchen/Breakfast Room
- Luxury Shower Room/WC
- Landscaped Rear Garden
- Driveway
- Garage
- CHAIN FREE

## Entrance

Double glazed door to-

## Double Glazed Entrance Porch

Double glazed windows. Door to rear garden. Double glazed composite door to-

## Entrance Hallway

Radiator. Store cupboard. Carpet. Access to loft (not inspected).

## Sitting/Dining Room

18'9 x 14'4 (5.72m x 4.37m)

Radiator. Carpet. Double glazed window to rear aspect. Double glazed double doors and adjacent double glazed windows to rear.

## Open Plan Kitchen/Breakfast Room

9'9 x 7'9 (2.97m x 2.36m)

Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Inset four ring electric hob and electric oven under and wall mounted extractor above. Space and plumbing for washing machine. Space for American style fridge freezer. Range of wall mounted units. Breakfast bar. Vinyl flooring. Double glazed window to rear aspect.

## Bedroom 1

12'7 x 9'10 (3.84m x 3.00m)

Radiator. Carpet. Double glazed window to front aspect.

## Bedroom 2

9'7 x 8'11 (2.92m x 2.72m)

Radiator. Carpet. Double glazed window to front aspect.

## Luxury Shower Room/WC

Large walk in shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC. Radiator. Vinyl flooring. Part marble effect wall panelling. Frosted double glazed window.

## Outside

A new patio and lawn have been laid to enjoy a lovely south westerly aspect.

## Parking

A driveway to the front provides off street parking.

## Garage

Up and over door.

**Council Tax Band = C**

**EPC = C**